

3.30 Meavy

3.30.1

Meavy is an ancient settlement on the River Meavy at the edge of the moor about 1.5 miles south-east of Yelverton and near Burrator Reservoir. With evidence of occupation dating back to the Bronze Age, Meavy has been a place of ancient habitation with a history spanning over 3,000 years. The village has a linear form that follows the principal lane that runs east to west following the edge of the river meadows. The village primary school is to the east; at the west end of the village lies the village green, church, pub and parish hall.

3.30.2

Meavy retains its agricultural setting and rural ambience with farm fields and tree cover in close proximity to the village. It has seen little growth over the years. In the mid-20th century, council housing was developed at the Green and Marchant's Way, but just two new houses have been built in the village in the last 10 years. A housing needs survey for Burrator Parish, of which Meavy is a part, published in April 2007, showed 14 households expressing a need for housing within five years. A substantial part of this need will have been provided by the development of eight homes in Walkhampton in 2009.

Conserving the quality of the built environment

3.30.3

The principal buildings of Meavy, include the church (its coursed granite tower is an attractive and worthy focal point in views of the village), Meavy Barton (a key part of the truly exceptional character of the Barton derives from the associated farm buildings, their little altered state making them an increasingly rare survival), and the pub, the Royal Oak, (formerly the Church House). Otherwise, buildings are mostly of Devon vernacular character. Stone is the common building material, mostly brown rubble slate and granite.

Dressed granite is used for detailed work but there is also wide use of rounded granite blocks from the river- this can be seen in boundary walls and agricultural buildings. Some of the humbler cottages are rendered and in the past others are likely to have had a coating of render and/or limewash. Slate is the prevalent roofing material, though some buildings may have had thatch in the past.

3.30.4

There is evidence of prehistoric settlement and ceremonial sites in the area around Meavy. Hence any development within the settlement should proceed with caution as ground disturbance could reveal prehistoric artefacts or features. The Norman origin of the present day settlement indicates that there may be potential for medieval features to be present below ground, especially in the vicinity of the mill, church and Meavy House. The deserted farmstead sites, Warrens and Bowdens, and Palmers, have high archaeological potential. Any development proposal within the Meavy Conservation Area therefore would normally require an accompanying archaeological assessment.

3.30.5

There are no specific policies or proposals for this settlement. The policies in the Core Strategy and the general policies of this document will be sufficient for development management purposes.

**Adopted Version
Development Management and
Delivery Development Plan Document**

Inset Map 34

MEAVY

Scale: 1 : 2500

-  Conservation Area
-  Woodland of Conservation Importance
-  Flood Zone
-  County Wildlife Site

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